

GENEVA C. GARNER
Grantor

TO

BOYCE LEE GARNER
Grantee

WARRANTY

DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, legal, sufficient and valuable considerations, the receipt of all of which is hereby acknowledged, I, Geneva C. Garner, Grantor, do hereby sell, warrant and convey unto Boyce Lee Garner, Grantee, the following described land and property situated in the County of DeSoto, State of Mississippi, and being more particularly described as follows, to-wit:

The North one hundred twenty (120) acres of the Southeast Quarter of Section 20, Township 2, Range 5 West, DeSoto County, Mississippi, and being the same 120 acres of land conveyed to Eddie Mosby and wife, Precious Mosby by Mrs. Trene Nichols Bailey under deed date January 16, 1947, recorded in Deed Book 35, Page 105 in the Office of the Chancery Court Clerk of DeSoto County, Mississippi, LESS AND EXCEPT seventy (70) acres of land conveyed by Eddie Mosby and wife, Precious Mosby to Eddie Wright and wife, Laura Wright under Deed dated December 1, 1947, and recorded in Deed Book 35, Page 328 in the office of the Chancery Court Clerk of DeSoto County, Mississippi, LESS AND EXCEPT 1.53 acres conveyed by Jessie Brunson and wife, Precious Mosby Brunson to DeSoto County, Mississippi, under deed dated October 3, 1955, recorded in Deed Book 41, page 188 in the office of the Chancery Court Clerk of DeSoto County, Mississippi, LESS AND EXCEPT 13.5 acres conveyed by James P. Tipton, Chancery Court Clerk under order of said Chancery Court, DeSoto County, Mississippi to Elbert Milam and wife, Ermalee Milam by deed dated November 8, 1957 recorded in Deed Book 44, page 330 in the Office of the Chancery Court Clerk, DeSoto County, Mississippi, LESS AND EXCEPT 6.94 acres of land conveyed by James W. Miller, et al to the Mississippi State Highway Commission by deed dated September 8, 1965 recorded in Deed Book 63, Page 288 in the Office of the Chancery Court Clerk, DeSoto County, Mississippi, and reference is made to the herein conveyance for more accurate description of the said land.

By way of explanantion, Grantor herein is the widow of Harry J. Garner, who departed this life intestate on 6 January 1976, leaving his widow as his sole and only heir.

This conveyance is made subject to all applicable building restrictions, restrictive covenants and easements of record.

Taxes for the year 1981 are to be paid by the Grantee herein.

WITNESS the signature of the Grantor, this the 5th day of October, 1981.

Geneva C. Garner
Geneva C. Garner

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STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named Geneva C. Garner, who acknowledged that she signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 5th day of October, 1981.

Louise H. Seale
Notary Public

My Commission expires:

My Commission Expires March 16, 1983

Grantor's Address: 1828 Tutwiler Avenue, Memphis, TN

Grantee's Address: 19 Union Street, Hernando, MS 38632



STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 11 o'clock and 00 minutes A.M., 5 day of Oct, 1981 and that the same has been recorded in Book No. 156, Page 61 records of Warranty Trust Deeds of said County.

Witness my hand and seal this 8 day of Oct, 1981
FEES 3.50 PD 3.50 SEAL N.D. Ferguson CLERK